

067.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

953,100 / 953,100

USE VALUE:

953,100 / 953,100

ASSESSED:

953,100 / 953,100



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
69		RICHFIELD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WARD BRUCE D & CHERYL A/TRS	
Owner 2: WARD FAMILY REVOCABLE TRUST	
Owner 3:	

Street 1: 69 RICHFIELD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: WARD BRUCE D & CHERYL A -	
Owner 2: -	

Street 1: 69 RICHFIELD RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:

Postal: 02474	Type:
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## NARRATIVE DESCRIPTION

This parcel contains 6,959 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1931, having primarily Vinyl Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6959		Sq. Ft.	Site		0	70.	0.90	12									440,141						440,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6959.000	509,600	3,400	440,100	953,100		42661
							GIS Ref
							GIS Ref
							Insp Date
							04/10/14

Total Card	0.160	509,600	3,400	440,100	953,100	Entered Lot Size
Total Parcel	0.160	509,600	3,400	440,100	953,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	546.50	/Parcel: 546.5	Land Unit Type:

PREVIOUS ASSESSMENT Parcel ID 067.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	509,700	3400	6,959.	440,100	953,200	953,200	Year End Roll	12/18/2019
2019	101	FV	372,700	3400	6,959.	408,700	784,800	784,800	Year End Roll	1/3/2019
2018	101	FV	372,700	3400	6,959.	408,700	784,800	784,800	Year End Roll	12/20/2017
2017	101	FV	372,700	3400	6,959.	358,400	734,500	734,500	Year End Roll	1/3/2017
2016	101	FV	372,700	3400	6,959.	327,000	703,100	703,100	Year End	1/4/2016
2015	101	FV	353,000	3400	6,959.	289,200	645,600	645,600	Year End Roll	12/11/2014
2014	101	FV	302,800	3400	6,959.	273,500	579,700	579,700	Year End Roll	12/16/2013
2013	101	FV	300,000	3400	6,959.	260,300	563,700	563,700		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARD BRUCE D &	67173-568		4/29/2016	Convenience		1	No	No	
WARD BRUCE D &	64235-440		9/16/2014	Convenience		1	No	No	
WARD BRUCE D &	63734-275		6/10/2014	Convenience		1	No	No	
BISHOP PAUL V &	61295-164		2/27/2013	Change>Sale	627,000	No	No		
WRONSKI HENRY/E	28731-321		6/19/1998		117,000	No	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/11/2018	411	Det. Gar	21,500						4/10/2014	Measured	PC	PHIL C											
9/23/2013	1417	Heat App	6,000	C					1/22/2014	Info Fm Prmt	EMK	Ellen K											
6/20/2013	895	Redo Kit	77,741						7/11/2013	Info Fm Prmt	EMK	Ellen K											
6/14/2013	868	Redo Bas	17,259						7/11/2013	Info Fm Prmt	EMK	Ellen K											
4/28/2003	301	Manual	6,200						10/6/1999	Mailer Sent													
									10/6/1999	Measured	163	PATRIOT											
									7/27/1993		TH												

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 05 - Garrison	1	Rating: Very Good															
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: 8 - Brick Veneer	12%			OthrFix:	Rating:												
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: WHITE																	
View / Desir:																	
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>					
Grade: B- - Good (-)				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1931	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl: 1	Rating: Very Good			Other									
Jurisdct: G15	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Total Units:				Interior:	1	7	3						
Sec Int Wall:		%		Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors: 4 - Carpet	25%							Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 067.0-0001-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1931	26.57	T	40	101			3,400		3,400
More: N	Total Yard Items:	3,400		Total Special Features:			Total:	3,400									
<b>SUB AREA</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	944	167.510	158,128	BMT	50	GFB										
SFL	Second Floor	800	167.510	134,007													
BMT	Basement	400	50.250	20,101													
WDK	Deck	216	10.530	2,275													
UAT	Upper Attic	200	67.000	13,401													
EFP	Enclos Porch	72	64.450	4,641													
OPF	Open Porch	21	43.600	916													
Net Sketched Area: 2,653				Total:	333,469												
Size Ad	1744	Gross Are	3653	FinArea	1744												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	